

Section 6.22 – One- and Two-Family Residential (R2) Zone

(Replaced by Bylaw No. 1864)

The intent of the One- and Two-Family Residential (R2) Zone is to permit a one-family dwelling on a lot with an area of not less than 1 ha (2.47 ac) in areas not serviced by community sanitary sewer, and to permit a one-family dwelling on a lot with an area not less than 400 m² (4,305 ft²) and two-family dwellings on a lot with an area not less than 600 m² (6,458 ft²) in areas that are served by community sewer.

6.22.01 Permitted Uses

The following **uses** and no others are permitted in the R2 Zone:

- (1) **Accessory buildings and structures;**
- (2) **Dwelling, one-family;**
- (3) **Dwelling, two-family**, in accordance with Section 6.22.03; *(Bylaw No. 1945)*
- (4) **Group daycare**, in accordance with Subsection 3.26.02;
- (5) **Home occupation**, in accordance with Section 3.09;
- (6) **Schools** on lands shaded on the map attached as Schedule WL to this Bylaw;
- (7) **Secondary suite** on **lots** with **lot areas** greater than or equal to 400 m² (4,305 ft²), or a **garden suite** or a **carriage suite** as an accessory use to a one-family dwelling, in accordance with Section 3.08;
- (8) The keeping of horses, cattle, sheep, goats, rabbits and poultry, for domestic purposes, in accordance with Section 3.12;
- (9) The keeping of not more than four **boarders** in a **one-family dwelling**;
- (10) **Townhouses** on those properties legally described as PID No. 009-875-867 (3690 Happy Valley Road), PID No. 002-035-235 (3694 Happy Valley Road), PID No. 001-138-138 (4342 West Shore Parkway), and on lands shown shaded on the map attached as Schedule WL to this Bylaw;
- (11) **Uses accessory to a principal use** permitted in this zone; and
- (12) **Uses** permitted by Section 3.01 of this Bylaw.

6.22.02 Subdivision Lot Requirements

- (1) No **lot** having a **lot area** less than 2 ha (5 ac) may be created by subdivision in the R2 Zone, except that a **lot** of 400 m² (4,305 ft²) may be created by subdivision if:
 - (a) The property is served by community sanitary sewer; **AND**

- (b) Is not within the lands designated as “City Centre” on Map 2 – City of Langford Growth Management and Land Use Strategy, of Bylaw No. 1200, City of Langford’s Official Community Plan; **AND EITHER**
 - (c) The legal description of the property being subdivided is not listed in Column 3 of Table 1 of Schedule AD of this Bylaw; **OR**
 - (d) The legal description of the property being subdivided is listed in Column 3 of Table 1 of Schedule AD of this Bylaw **AND** the owner of the land proposed to be subdivided pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the time of subdivision.
- (2) No **lot** having a **lot width** less than 12 m (39.3 ft) may be created by subdivision.
 - (3) No **lot** having a **building envelope** with a width or depth less than 6 m (19.6 ft) nor an area less than 93 m² (1,000 ft²) may be created by subdivision.
 - (4) No **panhandle lot** may be created in the R2 Zone.
 - (5) Despite subsection 6.22.02(1), on that property legally described as Lot 1, Section 26, Goldstreet District, Plan 24172; PID No. 002-981-220 (2955 Irwin Road), the minimum **lot area** for subdivision may be 260 m² (2,798.6 ft²) if:
 - (a) The owner of the land proposed to be subdivided pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the time of subdivision; and
 - (b) The maximum density of development does not exceed **18 lots**.
 - (6) Despite subsection 6.22.02(1), on land shown as shaded on the map attached as Schedule WL, the minimum **lot area** for subdivision may be 200 m² (2,152.8 ft²) if the owner of the land proposed to be subdivided:
 - (a) Pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the time of subdivision; and
 - (b) Does not create more than **30 lots** by subdivision that have a **lot area** less than 400 m² (4,305.6 ft²).

6.22.03 Regulations for Two-Family Residential Use

In addition to all other regulations in this section, the following regulations apply to **two-family dwellings** in the R2 Zone:

- (1) **Two-family dwellings** are prohibited on pandhandle lots;
- (2) The **lot area** for a **two-family dwelling** use may not be less than 600 m² (6,459 ft²);
- (3) Despite subsection 6.22.03(2) on lands designated as “City Centre” on Map 2 – City of Langford Growth Management and Land Use Strategy, of Bylaw No. 1200, City of Langford’s Official Community Pan the **lot area** for a **two-family dwelling** may not be less than 1500 m² (0.37 ac);
- (4) The **lot width** may not be less than 15 m (49.2 ft);

- (5) The width of the **building envelope** may not be less than 12 m (39.4 ft);
- (6) Despite subsection 6.22.03(2), on lands legally described as Lot 9, Sections 78 and 84, Esquimalt District, Plan 23129, PID No. 003-047-563 (738 Walfred Road) and Lot D, Sections 78 and 84, Esquimalt District, Plan VIP86630, PID No. 001-471-511 (742 Walfred Road), the **lot area** for a **two-family dwelling** use may be less than 600 m² (6,450 ft²), provided that the **lot area** is not less than 500 m² (5,382 ft²) and the **lot width** is not less than 17 m (55.8 ft); (*Bylaw No. 1945*)
- (7) In addition to all other regulations of this Bylaw any building or structure on the **lot** must be dimensioned, sited, and designed in conformance with an approved development permit;
- (8) In addition to all other regulations of this Bylaw, a continuous **landscape and screening area** of at least 1 m (3.3 ft) in width containing a shrub, hedge, or fence screen or a minimum **height** of 1.8 m (5.9 ft) at time of planting, must be provided along any interior side lot line starting from 6 m (19.7 ft) to the rear of the front lot line and extending to the **rear lot line**.

6.22.04 Density of Development

- (1) There may not be more than one **residential building** on a **lot**, exclusive of any garden suite or carriage suite.
- (2) Despite subsection 6.22.04(1) there may be more than one residential building on a lot, if those residential buildings contain only a townhouse use.
- (3) Under no circumstances may the density of development on those properties legally described as PID No. 009-875-867 (3690 Happy Valley Road) and PID No. 002-035-235 (3694 Happy Valley Road) exceed 125 Single-Family Equivalent (SFE) dwelling units, and for the purpose of this section a Townhouse unit shall be deemed equivalent to 0.66 SFE.
- (4) Under no circumstances may there be more than 80 townhouse units within the area shown as shaded on the map attached as Schedule WL.

6.22.05 Lot Coverage

Lot coverage of all **buildings** and **structures** may not exceed 40%, except that on **lots** less than 550 m² (5,920.2 ft²) in **lot area**, the **lot coverage** for all **buildings** and **structures** may exceed 40% but not exceed 50%.

6.22.06 Height and Size of Principal Use Buildings

No **building** or **structure** may exceed a **height** of 9 m (29.5 ft).

6.22.07 Setbacks

- (1) No principal **building** may be located:
 - (a) Within 3 m (9.8 ft) of any **front lot line** except that no **garage** or **carport** that faces a **front lot line** may be located within 5.5 m (18 ft) of the **front lot line**;
 - (b) Within 5.5 m (18 ft) of any **rear lot line**;

- (c) Within 3 m (9.8 ft) of any **exterior side lot line**, except that no **garage or carport** that faces an **exterior side lot line** may be located within 5.5 m (18 ft) of the **exterior side lot line**; or
 - (d) Within 1.5 m (4.9 ft) of any **interior side lot line**.
- (2) Despite Article (1), the siting of any **building** for the keeping of horses, cattle, sheep, or goats must comply with Section 3.12 of this Bylaw.
 - (3) Despite Article (1) and Article (2) and Section 3.12 of this Bylaw, no building for the keeping of poultry and rabbits may be located within 6 m (20 ft) of any **interior side lot line** nor within 7.6 m (25 ft) of any **exterior side, front, or rear lot line**.

6.22.08 Landscape Screening

- (1) The relevant regulations of Section 3.21 of this Bylaw must apply.
- (2) In addition to all other regulations of this Bylaw, for a two-family residential use a continuous **landscape and screening area** of at least 1 m (3.3 ft) in width containing a shrub, hedge, or fence screen of a minimum **height** of 1.8 m (5.9 ft), at time of planting, must be provided along any interior lot line starting from 6 m (19.7 ft) to the rear of the **front lot line** and extending to the **rear lot line**.

6.22.09 General

The relevant regulations of Part 3 of this Bylaw must apply.